

## **CHAPTER 5**

# **INTRODUCTION TO DOWNTOWN LAND USE DISTRICTS**



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This Chapter establishes the Land Use Districts for the Downtown Specific Plan area and provides general provisions applicable to this Section. This Chapter is organized as follows:

- 5.1 Downtown Land Use Districts
- 5.2 Purpose and Applicability
- 5.3 General Provisions

## **5.1 DOWNTOWN LAND USE DISTRICTS**

A community goal is to strengthen Riverside's Downtown as the cultural, historic, civic, entertainment, and employment center for the City of Riverside and the Inland Empire, while also maintaining and enhancing diverse Downtown housing opportunities and preserving Downtown's historic residential neighborhoods. The Land Use Districts in the Downtown Specific Plan are intended to support this goal by providing for an appropriate mix of uses in Downtown and applying development and design standards that preserve and enhance the character of Downtown.

Figure 5A illustrates the nine Land Use Districts for the Downtown Specific Plan area. These Districts are as follows:

- Raincross District
- Justice Center District
- Almond Street District
- Prospect Place Office District
- Health Care District
- North Main Street Specialty Services District
- Market Street Gateway District
- Residential District (Prospect Place, Heritage Square and Mile Square)
- Neighborhood Commercial District

The Land Use Districts, allowed uses, and development and design standards and guidelines for each District are described in subsequent chapters. Figure 5B illustrates the development intensities for each District, including floor area ratio, height requirements and unit density, where applicable.

## **5.2 PURPOSE AND APPLICABILITY**

The development and design standards and guidelines for Downtown Riverside are intended to provide property owners, merchants, and their designers with basic development and design criteria that are intended to reinforce the desired building and district character.

The goals of the design standards and guidelines are as follows:

- (1) Provide basic design recommendations for all buildings in the downtown promoting design creativity and variation while ensuring consistency in building scale, proportion and pedestrian orientation.
- (2) Establish clear and usable standards, guidelines and criteria.
- (3) Protect and enhance historic buildings and utilize historical building forms and styles to create future buildings.

## **5.3 GENERAL PROVISIONS**

### **5.3.1 Land Uses Not Listed**

All uses not specifically listed in this Specific Plan are prohibited. However, the Planning Director may determine that any use not listed is comparable to a listed use and shall be treated in a similar manner. Such determination is appealable to the Planning Commission. The Planning Director may also refer the decision to the Planning Commission for determination. A list of comparable use determinations shall be kept on file in the Planning Department.

### **5.3.2 Standards Not Listed**

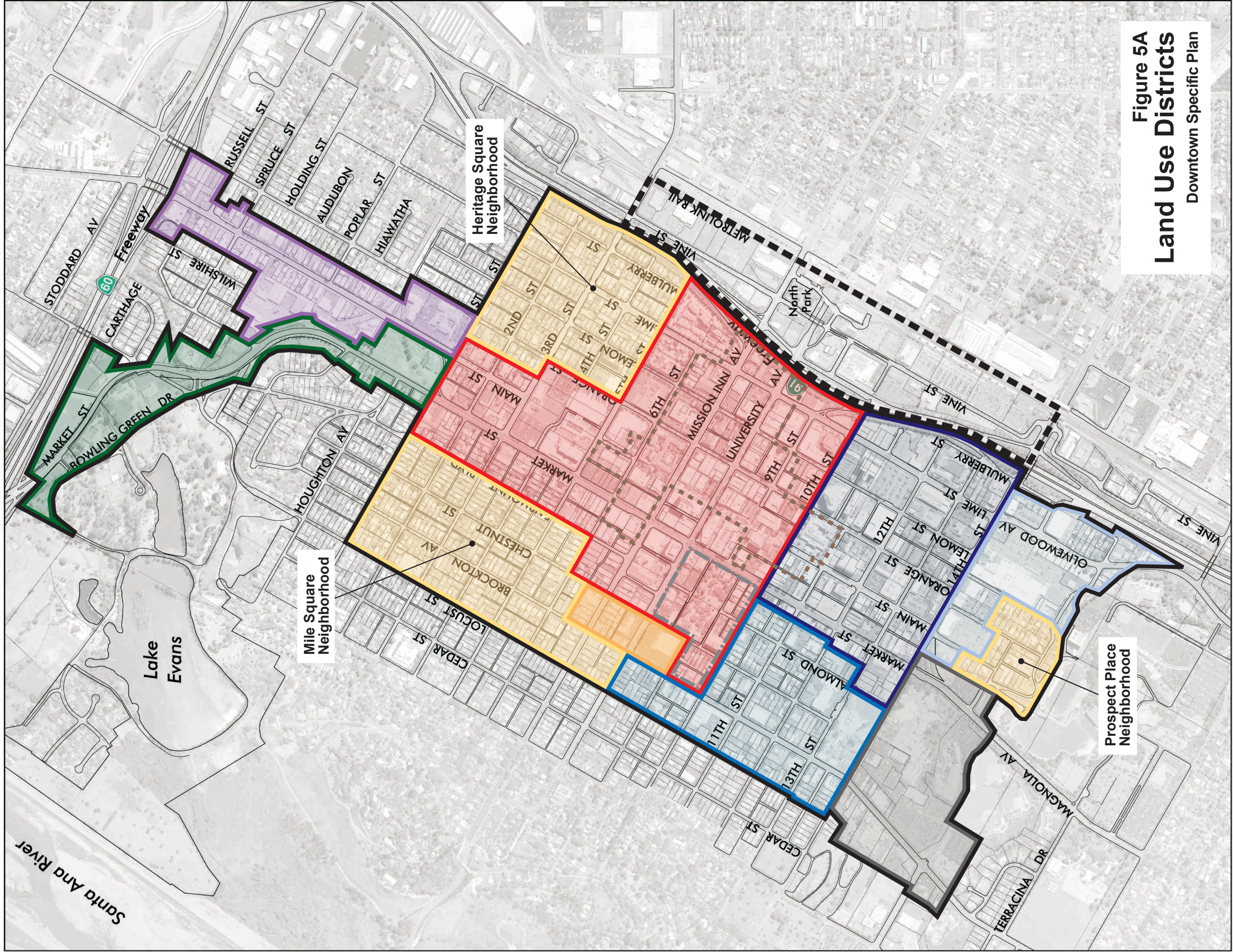
Any issue or standard not specifically covered in this Plan shall be subject to the City of Riverside Zoning Code. In cases where development standards set forth in this Plan are inconsistent with the Zoning Code, the standards of the Plan shall prevail.

### **5.3.3 Interpretation**

The Planning Director shall interpret the phrases “other similar uses,” “uses customarily incidental to,” etc., as used in this Specific Plan. Where this Specific Plan imposes a greater restriction upon the use of buildings or land or requires larger open spaces than are imposed or required by the Zoning Code or other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of this Specific Plan shall prevail. Whenever there is any question regarding the interpretation of the provisions of this Specific Plan or their application to any specific case or situation, the Planning Director shall interpret the intent of this Specific Plan.

The design guidelines are general and may be interpreted for specific projects with some flexibility, consistent with the purpose of the district. Variations may be considered for projects with special design characteristics during the City’s design review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.

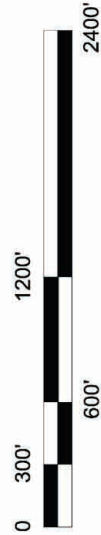
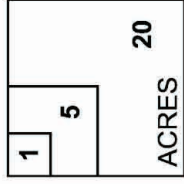




**Figure 5A**  
**Land Use Districts**  
 Downtown Specific Plan

**LEGEND**

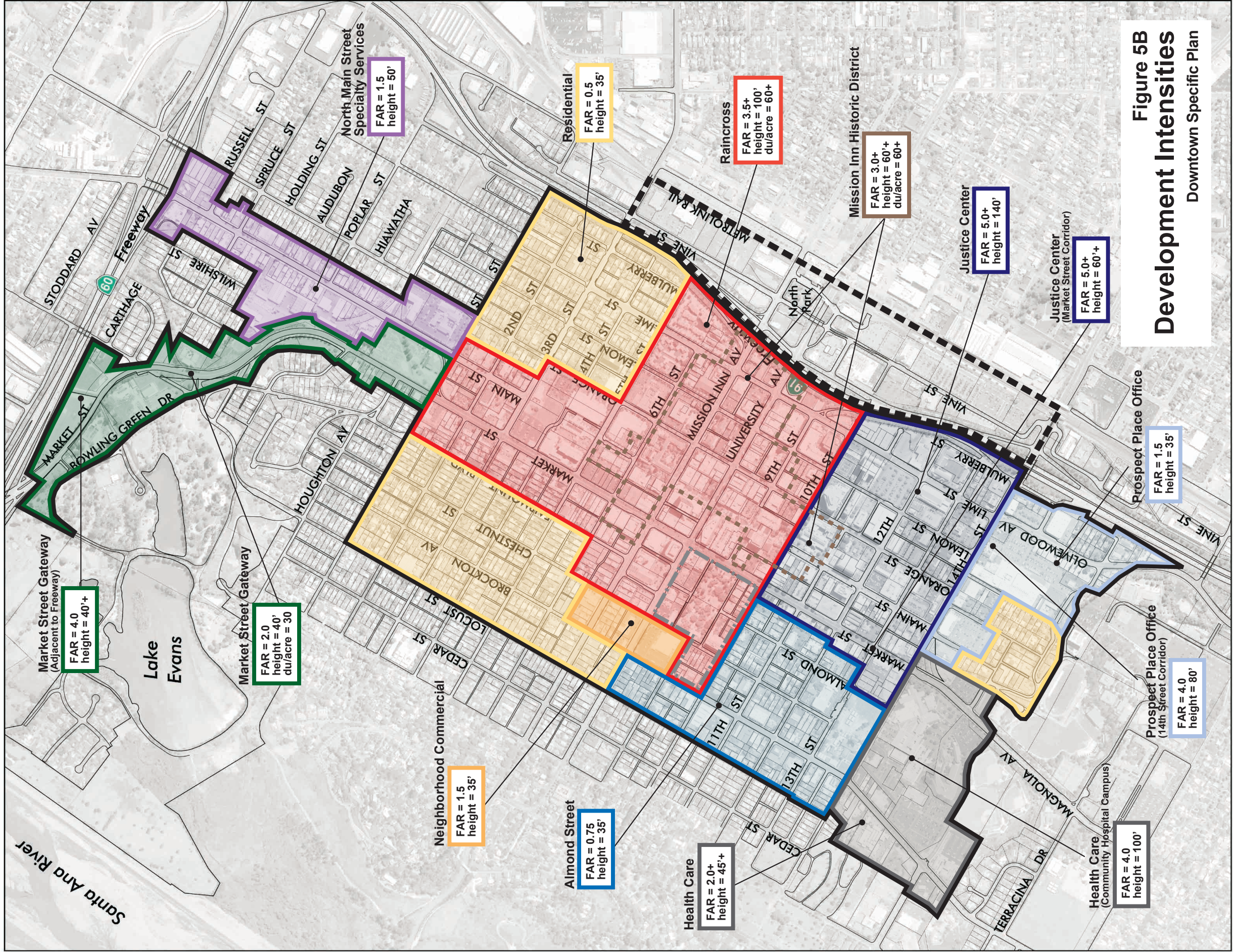
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| <b>LAND USE DISTRICTS</b>               | <b>Downtown Specific Plan Boundary</b>                                   |
| Raincross                               | Mission Inn Historic District<br>(area of special development standards) |
| Justice Center                          | Master Plan Area for the Arts<br>Riverside School for the Arts           |
| Almond Street                           | Riverside Marketplace  |
| Prospect Place Office                   |  |
| Health Care                             |  |
| North Main Street<br>Specialty Services |  |
| Market Street Gateway                   |  |
| Residential                             |  |
| Neighborhood Commercial                 |  |











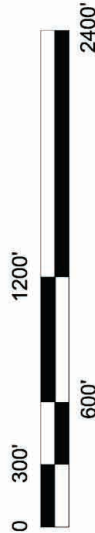
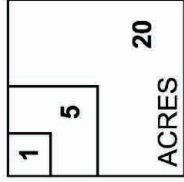
LEGEND

LAND USE DISTRICTS

- Raincross
- Justice Center
- Almond Street
- Prospect Place Office
- Health Care
- North Main Street Specialty Services
- Market Street Gateway
- Residential
- Neighborhood Commercial

- Downtown Specific Plan Boundary
- Mission Inn Historic District (area of special development standards)
- Master Plan Area for the Arts
- Riverside Marketplace

FAR	Maximum Floor Area Ratio Permitted
height	Maximum Height Permitted
du/acre	Maximum Dwelling Units per Acre Permitted
+	Intensity or height may be increased with additional approvals







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#### **5.3.4 Nonconforming Uses**

Any use within the Specific Plan boundary which is nonconforming to the requirements and standards of this Plan shall be subject to Chapter 19.66 of the Zoning Code.

#### **5.3.5 Design Review**

All new construction, new additions to existing buildings, and any other exterior improvements shall be subject to the design standards and guidelines set forth in Chapter 15 of this Specific Plan and require design review pursuant to the provisions of Chapter 19.62 of the Zoning Code, or the provisions of Title 20, Cultural Resources Ordinance, if applicable.

#### **5.3.6 Variances**

Variances may be granted from the development standards contained in the Downtown Specific Plan pursuant to the procedures set forth in Chapter 19.64 of the Zoning Code, unless otherwise specified.

